WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: James Appleton
FROM:	WSCC – Highways Authority
DATE:	15 April 2025
LOCATION:	40 Robin Road, Worthing, BN12 6FE
SUBJECT:	AWDM/0392/25 Conversion of attached garage to a habitable room.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary
Robin Road is currently unadopted and therefore not a Publicly Maintained Highway, therefore these comments are for your advice only. The applicant should therefore also contact the proprietor of Robin Road to establish whether the proposed is deemed acceptable. The nearest Publicly Maintained Highway is Littlehampton Road to the south of the site. The proposed change of use from a garage to a study would be unlikely to generate additional movements to the site, the office would function as a domestic office.

Parking
The proposal would generate a reduction in a single potential parking space, although the dimensions of the garage are below that set out within WSCC guidance for a single garage space. WSCC Standards outline that to contribute to an overall parking provision a garage space should measure 3m x 6m to accommodate an average sized vehicle and facilitate space for cycle parking also. Furthermore, the submitted application form outlines that the parking provision will not change as a result of this proposal, it is anticipated therefore that the garage is not currently used as a parking provision.

A single driveway parking space appears available fronting the existing garage which would continue to serve the property. Additionally, on street parking appears an existing practise within Robin Road and therefore could accommodate overspill parking that may be generated by the property. It is unclear from the documentation provided, how many bedrooms are within the property- this data would be used to establish the parking demand generated by the dwelling currently and as a result of the proposal.

Sustainability
The dwelling is located within a reasonable distance of a local supermarket and a 15minute walk to Goring-by-Sea railway station. Bus services operate along Littlehampton Road (A2032) linking to Shoreham-by-Sea, Worthing, Arundel and Angmering. Sustainable Alternatives are therefore available within a reasonable distance of the site. It is unclear whether secure and covered cycle parking provisions exist at this location, the loss of garage space provides the loss of a potential cycle parking provision. Cycling is a viable alternative to the use of a car in this location, the LPA may wish to consider whether this would be a reasonable request alongside this proposal.

Conclusion
The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services